

Site Development Permit – Westridge Townhomes North

Written Narrative

1) Development objectives, proposal, and relationship to existing site and its uses

Westridge Townhomes North will be 112 townhome units contained in 21 buildings on 7.26 acres. It will be part of the larger Issaquah Highlands community, which contains a variety of housing options including single family, multi family, and townhome style units. This for-sale townhome project will further extend the housing options available within the Issaquah Highlands, in a format that is a desirable market alternative to larger lot single family home options, as well as to existing and developing rental options. Recent townhome sales in the Issaquah Highlands community show this format supports first time, move up, and downsizing individuals and families.

Within the larger housing market East of Bellevue, including Issaquah, Sammamish, and Snoqualmie Ridge, there is currently very few medium-density housing available or coming in the near future. This project intends to serve this specific market need.

The 7.26 acre site is an integral part of the 48 acres of vacant land west of 9th Ave NE and North of NE Discovery Dr. The East and South margins of the 48 acres (totaling about 21 acres) are under separate ownership and control, and are presumed to be a mix of urban uses in the future including commercial. The balance of the 48 acres is currently envisioned as single family and townhome developments. Some specific goals with respect to this project's relationship to the surrounding future development properties and the existing urban core include:

- Take advantage of existing pedestrian circulation connections and extend those through the project; connecting this project and the existing West Highlands Park neighborhood to the West to the community retail core.
- Extend the established vehicle circulation grid and provide connection points for further extension of the community circulation grid North, South, East and West of the site.
- Add an exciting new urban residential offering to the west of the Issaquah Highlands commercial core. Providing a new townhome neighborhood with connectivity to community trails and various retail shops within the Issaquah Highlands is a rare and exciting opportunity for the Issaquah Highlands community.

2) Briefly discuss those City standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with them.

Westridge Townhomes North will be subject to review and approval by the Issaquah Highlands Community Association, their applicable design and construction standards for land use planning and building design, and the Issaquah Highlands Development Agreement.

3) Discuss how the proposed design will address the [City's Vision on Sustainable Development](#); and, indicate if you propose to certify the development as a green building.

Westridge Townhomes North will be designed and constructed to applicable adopted City of Issaquah Municipal Codes, the International Residential Code, and the Washington State Energy Code, all as in effect at the time of Civil or Building Permit Issuance (or as may be effective at the time of legal vesting of each application). In addition, the Built Green commitments from the Development Agreement will be honored.

Proposal Summary (Included in both site analysis and narrative)

Types of desired uses, approximate number and type of residential units, amount and type of commercial square footage, number of parking stalls.

- 112 townhome units on 7.26 acres
- 10 of the total 112 units will be designated as Affordable Units.
- Three floors of living space with habitable attics in some units.
- Maximum height is projected to be 65'.
- Total of 418 parking stalls.
 - Garage stalls: 186
 - Driveway stalls: 186
 - Character Street stalls: 21
 - On-Street stalls: 25
 - 37,970 SF of open space park and community pea patch

Existing Site Information and analysis for Project property and surrounding 100 ft unless noted otherwise below.

1) Uses, structures, paving, vegetation, and circulation including streets, trails, walkways, and their names

The site is currently vacant with no existing structures. It is cleared and devoid of vegetation except for erosion control grasses. Areas within 100' North, East, and West of the site are also cleared and devoid of vegetation except for erosion control grasses. 100' to the South is a parcel of land that currently undergoing land development activities including utility and road infrastructure installation for the Westridge Townhomes South community. Further South of the site (South of NE Discovery Drive) is the plat of Westridge; a 72 lot single family development that is currently under construction. Also South of the site is Swedish Hospital and a rental residential community under construction. Further West of the site is the West Highlands Park residential neighborhood. Further East of the site is the commercial core of the Issaquah Highlands Urban Village.

2) Zoning and district (e.g. which Development Agreement or Central Issaquah

district in which the project is located), overlay designations

The site is located within the Issaquah Highlands Urban Village and has been entitled under prior development agreements for potential residential, commercial office, and other uses.

3) Site Survey including topography (max 5 ft contours), rockeries, retaining walls and such, easements and their purpose, property lines with dimensions for the property under review, property restrictions, walls and fences

See attached survey by CORE Design, Inc.

4) Critical areas (wetlands, streams, steep slopes, and their buffers, etc.)

There are no critical areas on site or within 100'.

5) Utilities including type, location, easements, capacity including ditches and culverts, and catch basins and direction of flow if known

See survey attached for existing utility and access easements.

6) Other notable physical features

None.

7) Analysis of site and surrounding features such as views, natural and manmade features, community landmarks, development patterns, impact on proposal

The site is gently sloping east to west, and is located such that there are views to the Issaquah and Lake Sammamish Valley, and the Bellevue and Seattle horizons. East of the site is the retail core of the Issaquah Highlands Urban Village with a variety of public shops and services; all located within walking distance of this site. Existing intersections off-site along 9th Ave NE present logical connections points that, when extended through off site properties, can serve this site for pedestrian and vehicular access, and provide additional connectivity for the West Highlands Park community and Swedish Hospital. West of the site but significantly lower in elevation is the Lakeside Industries gravel pit. This pit is not visible from the site and does not have significant noise impact to the site.

8) Site and aerial photos

Attached.

9) Map of access opportunities and constraints

See attached exhibit from CORE Design, Inc. Sheets L1.01 and L1.02 show the vehicle and non-vehicle circulation of the proposed project.

10) *Suggested:* Axonometric or other three-dimensional drawing, photos or models of the 500' area surrounding the project site. Include call-out notes on drawings and a brief narrative stating what design cues can be gleaned to

develop design alternatives

Not included.

11) *Suggested:* Photo montage of the streetscape (both side of the street) identifying the site

Not included.

Proposed Site and Architectural Concepts. For each concept, if more than one are provided, list pros and cons including a list of how plans do or do not comply with codes. Do not include detailed plans such as plans for floors, landscape, utilities but do show a site plan showing buildings, open space, community space and/or critical areas, parking, circulation, etc... as more specifically described below.

1) Building massing

Westridge Townhomes are envisioned as four to seven unit buildings that are approximately 40' in height and 40' in depth. Each individual unit will be 16', 18', or 20' wide. Each building length will vary with the distribution of the three unit types around the site. Three levels of living space are proposed, with some units having a fourth habitable attic and/or rooftop deck. A similar project in terms of building size and scale is the Brownstones at Issaquah Highlands; a 176 unit townhome neighborhood located southeast of the site across Highlands Dr. Building arrangement on the proposed site is fairly formal, with a grid network of pedestrian and vehicular circulation routes that penetrate through all four sides of the site and provide opportunities for connection to future commercial and single family uses that are likely within the 48 acres of vacant land surrounding the project.

2) Architectural concepts in the form of photos of projects with the desired character including entrances for pedestrians and vehicles

See attached for photos of Brownstone at Issaquah Highlands. This project utilizes some of the same desired streetscape character that we envision for pedestrians and vehicles within this project.

3) Circulation scheme including pedestrian, bicycle, transit, and vehicle access and circulation plan (include circulation facility types) include slope for each in percent grade, width, proposed materials, connection or relationship to existing off-site facilities

See attached exhibit provided by CORE Design, Inc. Sheets L1.01 and L1.02 show the vehicle and non-vehicle circulation of the proposed project.

Building arrangement on the proposed site is fairly formal, with a grid network of pedestrian and vehicular circulation routes that penetrate through all four sides of the site and provide opportunities for connection to future commercial and single family uses that are likely within the 48 acres of vacant land surrounding the project.

The pedestrian entries to all units are from a public street facing façade with resident vehicle parking in garages off private alleys.

4) Tree Preservation concept

There are no existing trees on site.

5) Landscape concepts such as for streetscapes, parking lots, key screens, community spaces, walls, fences. Use vignette sketches, photos of landscape, walls, fences with similar character, or other tools to convey the concept and character

See the attached Landscape exhibits provided by CORE Design, Inc.

6) Vehicular Parking including types (surface, on-street, and/or structured), placement of entrances, layout concepts including how required landscape will conceptually be met

See attached "Vehicle Parking Exhibit" on Sheet L1.04 provided by CORE Design, Inc. In total there will be 418 parking stalls. The breakdown by type is below:

- Garage stalls: 186
- Driveway stalls: 186
- Character Street parallel stalls: 21
- On-Street parallel stalls: 25

7) Bicycle parking locations and methods

Each townhome unit will have a private, one or two car internal garage, with ample room for recycling containers and bicycles. On site, we envision bike racks for temporary parking at key locations, such as at the large open space areas and the character streets.

8) Conceptual grading & utilities (corridors, location & approximate capacity)

Please see the attached Preliminary Grading Plan and Preliminary Utilities Plan.

9) Waste facilities – Preliminary size calculations, locations (within $\approx 200'$ of each unit)

All residential unit waste will be contained with each residential unit garage other than on "pick-up" day. Collection will be from the alleys and not the building fronts.

10) Grading proposal with 5 ft max grade lines, including walls, rockeries, etc

Please see attached Preliminary Grading plan.

11) Critical areas indicating the type, class, buffer, setback, etc

There are no critical areas on or within 100 feet of the site.

12) Ownership and maintenance responsibilities of any proposed improvement



Streets serving the front of buildings (pedestrian entries) are proposed to be public, with sidewalk and planter areas consistent with standards used in similar projects within the Highlands.

Alleys providing vehicular access to individual units are proposed to be private, with all ownership and maintenance responsibilities assigned to a homeowners association.

13) Location of vaults, equipment, meters, etc... which are outside of the building as well as screening techniques

Conceptual at or above ground utility vaults and meters are shown on the conceptual utility plan. Screening techniques will include plantings, typically shrub massing, adjacent to the sides of the utility feature, but not within any code or utility provider safe clear-zone. Anticipated visible utilities include at grade water meters, above ground phone, cable, and power boxes, and gas meters. The gas meters will be ganged on one end of each building, several feet back of either the pedestrian entry side or alley side, and screened with vertical-habit shrubs forming a hedge or screen of wood or metal grid with climbing vines.